

INTRODUCTION

The Real Estate Board and the Department of Regulation and Licensing share authority and responsibility relating to the regulation of real estate brokers and salespersons who engage in the practice of real estate in Wisconsin. Such practice includes the negotiation of the sale of real estate, business opportunities, time-share intervals and campground units. It also includes the rental of real property.

The Real Estate Board is composed of four members of the profession and three public members who are appointed by the Governor and confirmed by the Senate. The Board has primary authority to close investigative files and take disciplinary action against licensees who are unethical or incompetent. It is advisory to the department in other regulatory matters.

The Department of Regulation and Licensing is an umbrella agency which provides administrative services to various professional boards. Within the department, the Bureau of Direct Licensing and Real Estate provides administrative services to the board.

Questions about board business may be directed to the Department of Regulation and Licensing, Bureau of Direct Licensing and Real Estate, 1400 E. Washington Avenue, P.O. Box 8935, Madison, WI 53708-8935. Telephone: (608) 266-5511, Extension 43.

This book contains statutes and rules relevant to the regulation and practice of real estate in Wisconsin. These statutes and rules are part of the law of Wisconsin. A subject index is included at the end of the book. With a few exceptions, only those portions of real estate-related statutes which are covered in the licensing examinations are included in this book.

The development of statutes and rules is ongoing. Therefore, these statutes and rules may be revised subsequent to the printing of this book. Most local libraries maintain current sets of the Wisconsin Statutes. Both statutes and rules are available at Web pages of the Wisconsin Legislature.

All Wisconsin Statutes and Administrative Codes are available on the Internet at the following addresses:

Statutes: <http://www.legis.state.wi.us/rsb/statutes.html>

Rules: <http://www.legis.state.wi.us/rsb/code/codtoc.html>